

**KOEHLER SURVEYING, INC.**  
**P.O. BOX 28**  
**UPPER SANDUSKY, OHIO 43351**  
**(419) 294-5388**

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**LEGAL DESCRIPTION OF A 38.299 ACRE PARCEL  
FOR DARREL WALTON**

Being a parcel of land situated in part of the Northeast Quarter of Section 32, T-2-S,  
R-15-E, Eden Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the common corners of Sections 28, 29, 32 and 33  
of said Eden Township;

thence on an assumed bearing of S 00° 11' 11" E along the east line of said Section 32  
and the west line of said Section 33 a distance of 161.43 feet to a point on or near the  
centerline of the Broken Sword Creek and being the **POINT OF BEGINNING** of the  
hereinafter described parcel, passing a set iron rod a distance of 126.43 feet;

thence continuing S 00° 11' 11" E along the east line of said Section 32 and the west line  
of said Section 33 a distance of 1526.57 feet to a set iron rod;

thence S 89° 48' 49" W on a line a distance of 245.00 feet to a set iron rod;

thence S 00° 11' 11" E on a line a distance of 891.42 feet to a set iron rod marking the  
north line of a parcel of land now or formerly owned by the State of Ohio;

thence S 89° 30' 37" W along the north line of said State of Ohio parcel a distance of  
116.11 feet to a found iron rod;

thence N 89° 49' 18" W along the north line of said State of Ohio parcel a distance of  
356.32 feet to a point marking the east line of a parcel of land now or formerly owned by  
J. Kain, referenced by a found iron rod situated N 89° 49' 18" W a distance of 85.12 feet;

thence N 13° 53' 00" W along the east line of said J. Kain parcel a distance of 476.75 feet  
to a point, referenced by a found iron rod situated N 25° 31' 23" W a distance of 98.72  
feet;

thence N 11° 24' 11" E along east line of said J. Kain parcel a distance of 106.91 feet to a  
point, referenced by a found iron rod situated S 76° 08' 04" W a distance of 65.58 feet;

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(TRACT 4) (38.299A)

"2020"

thence N 17° 28' 29" W along the east line of said J. Kain parcel a distance of 79.12 feet to a point, referenced by a found iron rod situated S 23° 38' 23" W a distance of 99.54 feet;

thence N 35° 05' 02" W along the east line of said J. Kain parcel a distance of 218.36 feet to a point, referenced by a found iron rod situated S 89° 57' 04" W a distance of 45.00 feet;

thence N 46° 55' 52" W on or near the centerline of said Broken Sword Creek a distance of 128.00 feet to a point, referenced by a found iron rod situated S 29° 01' 03" E a distance of 100.00 feet;

thence N 17° 41' 32" W on or near the centerline of said Broken Sword Creek a distance of 122.63 feet to a point, referenced by a found iron rod situated N 20° 16' 27" W a distance of 83.00 feet;

thence N 07° 07' 53" E on or near the centerline of said Broken Sword Creek a distance of 119.95 feet to a point, referenced by a found iron rod situated S 46° 40' 47" W a distance of 60.00 feet;

thence N 36° 56' 57" E on or near the centerline of said Broken Sword Creek a distance of 205.26 feet to a point, referenced by a set iron rod situated N 05° 55' 32" W a distance of 70.00 feet;

thence N 13° 39' 08" E on or near the centerline of said Broken Sword Creek a distance of 163.16 feet to a point, referenced by a set iron rod situated S 27° 13' 05" W a distance of 100.00 feet;

thence N 05° 43' 02" W on or near the centerline of said Broken Sword Creek a distance of 304.51 feet to a point, referenced by a set iron rod situated N 74° 03' 09" W a distance of 30.00 feet;

thence N 32° 20' 35" E on or near the centerline of said Broken Sword Creek a distance of 193.15 feet to a point, referenced by a set iron rod situated N 67° 27' 21" W a distance of 35.00 feet;

thence N 12° 42' 29" E on or near the centerline of said Broken Sword Creek a distance of 206.66 feet to a point, referenced by a set iron rod situated N 12° 42' 29" E a distance of 50.00 feet;

thence N 47° 39' 26" E on or near the centerline of said Broken Sword Creek a distance of 81.97 feet to a point, referenced by a set iron rod situated S 82° 36' 23" W a distance of 50.00 feet;

thence S 83° 01' 43" E on or near the centerline of said Broken Sword Creek a distance of 140.98 feet to a point, referenced by a set iron rod situated N 06° 58' 17" E a distance of 16.00 feet;

thence S 48° 58' 38" E on or near the centerline of said Broken Sword Creek a distance of 348.66 feet to a point, referenced by a set iron rod situated N 60° 06' 16" E a distance of 90.00 feet;

thence N 79° 45' 10" E on or near the centerline of said Broken Sword Creek a distance of 202.12 feet to a point, referenced by a set iron rod situated N 11° 19' 15" E a distance of 80.50 feet;

thence N 54° 12' 22" E on or near the centerline of said Broken Sword Creek a distance of 63.84 feet to a point, referenced by a set iron rod situated N 40° 51' 07" W a distance of 55.00 feet;

thence N 06° 58' 53" E on or near the centerline of said Broken Sword Creek a distance of 65.87 feet to a point, referenced by a set iron rod situated S 61° 36' 00" W a distance of 50.00 feet;

thence N 19° 59' 02" W on or near the centerline of said Broken Sword Creek a distance of 243.90 feet to a point, referenced by a set iron rod situated N 19° 59' 02" W a distance of 50.00 feet;

thence N 25° 11' 41" E on or near the centerline of said Broken Sword Creek a distance of 70.49 feet to a point, referenced by a set iron rod situated S 70° 22' 24" W a distance of 50.00 feet;

thence N 70° 22' 24" E on or near the centerline of said Broken Sword Creek a distance of 126.02 feet to the **POINT OF BEGINNING**.

Containing in all 38.299 acres of land, more or less. The above described property being subject to all legal highways and easements of record.

Bearings are assumed and are for angular measurement only.

All set iron rods are 5/8" diameter with personalized plastic caps.

This legal description is based upon a survey performed by Victor B. Koehler, P.S.  
#7457, in December 2020.

Prior Deed References – OR 213, Page 941

20170-S      Tract 4



PT: 1 N: 0.0000 E: 0.0000  
 S0°11'11"E DIST: 1526.57  
 PT: 2 N: -1526.5619 E: 4.9661  
 S89°48'49"W DIST: 245.00  
 PT: 3 N: -1527.3589 E: -240.0326  
 S0°11'11"E DIST: 891.42  
 PT: 4 N: -2418.7742 E: -237.1328  
 S89°30'37"W DIST: 116.11  
 PT: 5 N: -2419.7666 E: -353.2385  
 N89°49'18"W DIST: 356.32  
 PT: 6 N: -2418.6576 E: -709.5568  
 N13°53'00"W DIST: 476.75  
 PT: 7 N: -1955.8352 E: -823.9509  
 N11°24'11"E DIST: 106.91  
 PT: 8 N: -1851.0355 E: -802.8137  
 N17°28'29"W DIST: 79.12  
 PT: 9 N: -1775.5670 E: -826.5723  
 N35°05'02"W DIST: 218.36  
 PT: 10 N: -1596.8805 E: -952.0802  
 N46°55'52"W DIST: 128.00  
 PT: 11 N: -1509.4722 E: -1045.5885  
 N17°41'32"W DIST: 122.63  
 PT: 12 N: -1392.6423 E: -1082.8562  
 N7°07'53"E DIST: 119.95  
 PT: 13 N: -1273.6202 E: -1067.9650  
 N36°56'57"E DIST: 205.26  
 PT: 14 N: -1109.5827 E: -944.5819  
 N13°39'08"E DIST: 163.16  
 PT: 15 N: -951.0326 E: -906.0716  
 N5°43'02"W DIST: 304.51  
 PT: 16 N: -648.0374 E: -936.4065  
 N32°20'35"E DIST: 193.15  
 PT: 17 N: -484.8526 E: -833.0737  
 N12°42'29"E DIST: 206.66  
 PT: 18 N: -283.2551 E: -787.6119  
 N47°39'26"E DIST: 81.97  
 PT: 19 N: -228.0430 E: -727.0256  
 S83°01'43"E DIST: 140.98  
 PT: 20 N: -245.1542 E: -587.0879  
 S48°58'38"E DIST: 348.66  
 PT: 21 N: -474.0004 E: -324.0418  
 N79°45'10"E DIST: 202.12  
 PT: 22 N: -438.0441 E: -125.1457  
 N54°12'22"E DIST: 63.84  
 PT: 23 N: -400.7059 E: -73.3634  
 N6°58'53"E DIST: 65.87  
 PT: 24 N: -335.3243 E: -65.3571  
 N19°59'02"W DIST: 243.90  
 PT: 25 N: -106.1098 E: -148.7114  
 N25°11'41"E DIST: 70.49  
 PT: 26 N: -42.3258 E: -118.7041  
 N70°22'24"E DIST: 126.02  
 PT: 27 N: 0.0031 E: -0.0057

CLOSING BEARING/DISTANCE: S61°30'55"E DIST: 0.0065

MISCLOSURE: N: 0.0031 E: -0.0057

AREA: 38.299 ACRES



REFERENCE SURVEY VOL. D

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(TRACT 4) (38.299A)

"2020"

**KOEHLER SURVEYING, INC.**  
**P.O. BOX 28**  
**UPPER SANDUSKY, OHIO 43351**  
**(419) 294-5388**

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**LEGAL DESCRIPTION OF A 49.480 ACRE PARCEL  
FOR DARREL WALTON**

Being a parcel of land situated in part of the Southeast Quarter of Section 29 and the Northeast Quarter of Section 32, T-2-S, R-15-E, Eden Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the common corners of Sections 28, 29, 32 and 33 of said Eden Township and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence on an assumed bearing of S 00° 11' 11" E along the east line of said Section 32 and the west line of said Section 33 a distance of 161.43 feet to a point on or near the centerline of the Broken Sword Creek, passing a set iron rod a distance of 126.43 feet;

thence S 70° 22' 24" W on or near the centerline of said Broken Sword Creek a distance of 126.02 feet to a point, referenced by a set iron rod situated S 70° 22' 24" W a distance of 50.00 feet;

thence S 25° 11' 41" W on or near the centerline of said Broken Sword Creek a distance of 70.49 feet to a point, referenced by a set iron rod situated N 19° 59' 02" W a distance of 50.00 feet;

thence S 19° 59' 02" E on or near the centerline of said Broken Sword Creek a distance of 243.90 feet to a point, referenced by a set iron rod situated S 61° 36' 00" W a distance of 50.00 feet;

thence S 06° 58' 53" W on or near the centerline of said Broken Sword Creek a distance of 65.87 feet to a point, referenced by a set iron rod situated N 40° 51' 07" W a distance of 55.00 feet;

thence S 54° 12' 22" W on or near the centerline of said Broken Sword Creek a distance of 63.84 feet to a point, referenced by a set iron rod situated N 11° 19' 15" E a distance of 80.50 feet;

thence S 79° 45' 10" W on or near the centerline of said Broken Sword Creek a distance of 202.12 feet to a point, referenced by a set iron rod situated N 60° 06' 16" E a distance of 90.00 feet;

thence N 48° 58' 38" W on or near the centerline of said Broken Sword Creek a distance of 348.66 feet to a point, referenced by a set iron rod situated N 06° 58' 17" E a distance of 16.00 feet;

thence N 83° 01' 43" W on or near the centerline of said Broken Sword Creek a distance of 140.98 feet to a point, referenced by a set iron rod situated S 82° 36' 23" W a distance of 50.00 feet;

thence S 47° 39' 26" W on or near the centerline of said Broken Sword Creek a distance of 81.97 feet to a point, referenced by a set iron rod situated N 12° 42' 29" E a distance of 50.00 feet;

thence S 12° 42' 29" W on or near the centerline of said Broken Sword Creek a distance of 206.66 feet to a point, referenced by a set iron rod situated N 67° 27' 21" W a distance of 35.00 feet;

thence S 32° 20' 35" W on or near the centerline of said Broken Sword Creek a distance of 193.15 feet to a point, referenced by a set iron rod situated N 74° 03' 09" W a distance of 30.00 feet;

thence S 05° 43' 02" E on or near the centerline of said Broken Sword Creek a distance of 304.51 feet to a point, referenced by a set iron rod situated S 27° 13' 05" W a distance of 100.00 feet;

thence S 13° 39' 08" W on or near the centerline of said Broken Sword Creek a distance of 163.16 feet to a point, referenced by a set iron rod situated N 05° 55' 32" W a distance of 70.00 feet;

thence S 36° 56' 57" W on or near the centerline of said Broken Sword Creek a distance of 205.26 feet to a point, referenced by a set iron rod situated S 46° 40' 47" W a distance of 60.00 feet;

thence S 07° 07' 53" W on or near the centerline of said Broken Sword Creek a distance of 119.95 feet to a point, referenced by a found iron rod situated N 20° 16' 27" W a distance of 83.00 feet;

thence S 17° 41' 32" E on or near the centerline of said Broken Sword Creek a distance of 122.63 feet to a point, referenced by a found iron rod situated S 29° 01' 03" E a distance of 100.00 feet;

thence S 46° 55' 52" E on or near the centerline of said Broken Sword Creek a distance of 128.00 feet to a point marking the northeast corner of a parcel of land now or formerly owned by J. Kain, referenced by a found iron rod situated S 89° 57' 04" W a distance of 45.00 feet;

thence S 89° 57' 04" W along said J. Kain parcel a distance of 157.50 feet to a found iron rod, passing the aforementioned found iron rod a distance of 45.00 feet;

thence S 00° 02' 55" E along said J. Kain parcel a distance of 860.66 feet to a found iron rod marking the north line of a parcel of land owned by the State of Ohio;

thence S 89° 57' 04" W along the north line of said State of Ohio parcel a distance of 208.57 feet to a found iron rod marking the east line of the west half of the northeast quarter of said Section 32;

thence N 00° 07' 22" W along the east line of the west half of the northeast quarter of said Section 32 a distance of 2615.01 feet to a found iron rod marking the north line of said Section 32 and the south line of said Section 29;

thence N 00° 13' 15" W along the east line of the west half of the southeast quarter of said Section 29 a distance of 659.73 feet to a found iron rod marking the south line of the north half of the southeast quarter of the southeast quarter of said Section 29;

thence N 89° 53' 13" E along the south line of the north half of the southeast quarter of the southeast quarter of said Section 29 a distance of 1323.36 feet to a found iron rod marking the east line of said Section 29 and the west line of said Section 28;

thence S 00° 08' 43" E along the east line of said Section 29 and the west line of said Section 28 a distance of 658.06 feet to the **POINT OF BEGINNING**.

Containing in all 49.480 acres of land, more or less. The above described property being subject to all legal highways and easements of record.

Bearings are assumed and are for angular measurement only.

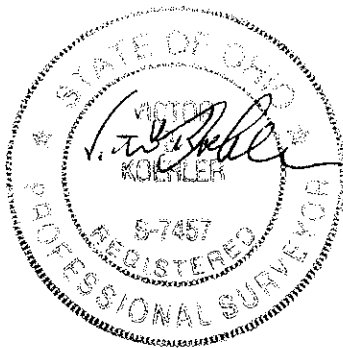
All set iron rods are 5/8" diameter with personalized plastic caps.

This legal description is based upon a survey performed by Victor B. Koehler, P.S. #7457, in December 2020.



Prior Deed References – OR 213, Page 941

20170-S      Tract 5



PT: 1 N: 0.0000 E: 0.0000  
 S0°11'11"E DIST: 161.43  
 PT: 2 N: -161.4291 E: 0.5251  
 S70°22'24"W DIST: 126.02  
 PT: 3 N: -203.7580 E: -118.1732  
 S25°11'41"W DIST: 70.49  
 PT: 4 N: -267.5420 E: -148.1806  
 S19°59'02"E DIST: 243.90  
 PT: 5 N: -496.7565 E: -64.8263  
 S6°58'53"W DIST: 65.87  
 PT: 6 N: -562.1381 E: -72.8326  
 S54°12'22"W DIST: 63.84  
 PT: 7 N: -599.4763 E: -124.6149  
 S79°45'10"W DIST: 202.12  
 PT: 8 N: -635.4326 E: -323.5109  
 N48°58'38"W DIST: 348.66  
 PT: 9 N: -406.5865 E: -586.5570  
 N83°01'43"W DIST: 140.98  
 PT: 10 N: -389.4752 E: -726.4947  
 S47°39'26"W DIST: 81.97  
 PT: 11 N: -444.6873 E: -787.0811  
 S12°42'29"W DIST: 206.66  
 PT: 12 N: -646.2849 E: -832.5429  
 S32°20'35"W DIST: 193.15  
 PT: 13 N: -809.4696 E: -935.8757  
 S5°43'02"E DIST: 304.51  
 PT: 14 N: -1112.4649 E: -905.5407  
 S13°39'08"W DIST: 163.16  
 PT: 15 N: -1271.0150 E: -944.0510  
 S36°56'57"W DIST: 205.26  
 PT: 16 N: -1435.0524 E: -1067.4341  
 S7°07'53"W DIST: 119.95  
 PT: 17 N: -1554.0745 E: -1082.3253  
 S17°41'32"E DIST: 122.63  
 PT: 18 N: -1670.9045 E: -1045.0576  
 S46°55'52"E DIST: 128.00  
 PT: 19 N: -1758.3127 E: -951.5494  
 S89°57'04"W DIST: 157.50  
 PT: 20 N: -1758.4471 E: -1109.0493  
 S0°02'55"E DIST: 860.66  
 PT: 21 N: -2619.1068 E: -1108.3191  
 S89°57'04"W DIST: 208.57  
 PT: 22 N: -2619.2848 E: -1316.8890  
 N0°07'22"W DIST: 2615.01  
 PT: 23 N: -4.2808 E: -1322.4927  
 N0°13'15"W DIST: 659.73  
 PT: 24 N: 655.4443 E: -1325.0354  
 N89°53'13"E DIST: 1323.36  
 PT: 25 N: 658.0556 E: -1.6780  
 S0°08'43"E DIST: 658.06  
 PT: 26 N: -0.0023 E: -0.0094

CLOSING BEARING/DISTANCE: N76°09'00"E DIST: 0.0097

MISCLOSURE: N: -0.0023 E: -0.0094

AREA: 49.480 ACRES

REFERENCE SURVEY VOL. D  
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(TRACT 5) (49.480A)  
 "2020"



**KOEHLER SURVEYING, INC.**  
**P.O. BOX 28**  
**UPPER SANDUSKY, OHIO 43351**  
**(419) 294-5388**

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**LEGAL DESCRIPTION OF A 23.741 ACRE PARCEL  
FOR DARREL WALTON**

Being a parcel of land situated in part of the Southwest Quarter of Section 28, T-2-S, R-15-E, Eden Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found monument box marking the west quarter post of said Section 28 and the centerline of County Highway 330;

thence on an assumed bearing of N 89° 44' 35" E along the east-west half section line of said Section 28 and the centerline of said County Highway 330 a distance of 455.00 feet to a set MAG nail and being the **POINT OF BEGINNING** of the hereinafter described parcel, referenced by a set iron rod situated S 00° 08' 43" E a distance of 55.00 feet;

thence continuing N 89° 44' 35" E along the east-west half section line of said Section 28 and the centerline of said County Highway 330 a distance of 379.84 feet to a found MAG nail marking a corner of a parcel of land now or formerly owned by M. Niederkohr, referenced by a found iron rod situated S 00° 08' 43" E a distance of 55.00 feet;

thence S 00° 08' 43" E along said M. Niederkohr parcel a distance of 617.00 feet to a found iron rod marking a corner of said M. Niederkohr parcel, passing the aforementioned found iron rod a distance of 55.00 feet;

thence N 89° 44' 35" E along said M. Niederkohr parcel a distance of 486.83 feet to a found iron rod marking a corner of said M. Niederkohr parcel;

thence N 00° 08' 43" W along said M. Niederkohr parcel a distance of 254.31 feet to found iron rod marking a corner of a parcel of land now or formerly owned by N. Rossman;

thence N 89° 44' 35" E along said N. Rossman parcel a distance of 230.00 feet to a found iron rod marking the west line of a parcel of land now or formerly owned by S. & S. Ogg;

thence S 00° 08' 43" E along the west line of said S. & S. Ogg parcel a distance of 270.57 feet to a found iron rod marking a corner of said S. & S. Ogg parcel;

thence N 89° 44' 35" E along said S. & S. Ogg parcel a distance of 100.00 feet to a point on or near the centerline of Broken Sword Creek, referenced by the last mentioned found iron rod;

thence S 10° 45' 27" W on or near the centerline of said Broken Sword Creek a distance of 269.74 feet to a point, referenced by a set iron rod situated N 78° 54' 02" W a distance of 45.00 feet;

thence S 12° 59' 07" W on or near the centerline of said Broken Sword Creek a distance of 184.27 feet to a point, referenced by a set iron rod situated N 72° 35' 27" W a distance of 45.00 feet;

thence S 18° 19' 56" W on or near the centerline of said Broken Sword Creek a distance of 214.13 feet to a point, referenced by a set iron rod situated S 79° 42' 58" W a distance of 100.00 feet;

thence S 59° 37' 46" W on or near the centerline of said Broken Sword Creek a distance of 143.12 feet to a point, referenced by a set iron rod situated N 24° 42' 41" E a distance of 60.00 feet;

thence S 83° 21' 39" W on or near the centerline of said Broken Sword Creek a distance of 425.09 feet to a point, referenced by a set iron rod situated N 24° 00' 00" W a distance of 45.00 feet;

thence S 50° 03' 34" W on or near the centerline of said Broken Sword Creek a distance of 224.11 feet to a point, referenced by a set iron rod situated N 70° 00' 00" W a distance of 30.00 feet;

thence N 04° 48' 19" W on a line a distance of 197.86 feet to a point within the banks of Indian Run, referenced by a set iron rod situated S 61° 59' 40" W a distance of 65.00 feet;

thence N 65° 40' 21" W on a line a distance of 87.18 feet to a point within the banks of Indian Run, referenced by a set iron rod situated S 18° 21' 44" E a distance of 70.00 feet;

thence N 10° 23' 35" W on a line a distance of 500.00 feet to a point within the banks of Indian Run, referenced by a set iron rod situated S 66° 56' 33" W a distance of 70.00 feet;

thence N 74° 44' 26" W on a line a distance of 79.75 feet to a point within the banks of Indian Run, referenced by a set iron rod situated S 14° 30' 42" E a distance of 50.00 feet;

thence N 14° 30' 42" W on a line a distance of 227.49 feet to a set iron rod;

thence N 00° 08' 43" W on a line a distance of 575.00 feet to the **POINT OF BEGINNING**, passing a set iron rod a distance of 520.00 feet.

Containing in all 23.741 acres of land, more or less, of which 0.480 acre, more or less, is currently contained within highway right-of-ways. The above described property being subject to all legal highways and easements of record.

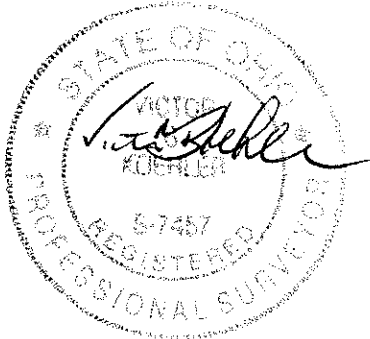
Bearings are assumed and are for angular measurement only.

All set iron rods are 5/8" diameter with personalized plastic caps.

This legal description is based upon a survey performed by Victor B. Koehler, P.S. #7457, in December 2020.

Prior Deed References – OR 213, Page 941

20170-S      Tract A

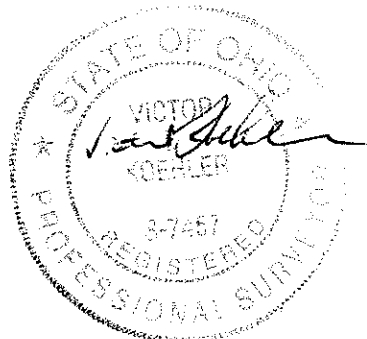


PT: 1 N: 0.0000 E: 0.0000  
N89°44'35"E DIST: 379.84  
PT: 2 N: 1.7034 E: 379.8362  
S0°08'43"E DIST: 617.00  
PT: 3 N: -615.2946 E: 381.4006  
N89°44'35"E DIST: 486.83  
PT: 4 N: -613.1114 E: 868.2257  
N0°08'43"W DIST: 254.31  
PT: 5 N: -358.8022 E: 867.5809  
N89°44'35"E DIST: 230.00  
PT: 6 N: -357.7708 E: 1097.5786  
S0°08'43"E DIST: 270.57  
PT: 7 N: -628.3399 E: 1098.2646  
N89°44'35"E DIST: 100.00  
PT: 8 N: -627.8915 E: 1198.2636  
S10°45'27"W DIST: 269.74  
PT: 9 N: -892.8911 E: 1147.9160  
S12°59'07"W DIST: 184.27  
PT: 10 N: -1072.4489 E: 1106.5104  
S18°19'56"W DIST: 214.13  
PT: 11 N: -1275.7115 E: 1039.1608  
S59°37'46"W DIST: 143.12  
PT: 12 N: -1348.0716 E: 915.6807  
S83°21'39"W DIST: 425.09  
PT: 13 N: -1397.2189 E: 493.4414  
S50°03'34"W DIST: 224.11  
PT: 14 N: -1541.0958 E: 321.6138  
N4°48'19"W DIST: 197.86  
PT: 15 N: -1343.9313 E: 305.0391  
N65°40'21"W DIST: 87.18  
PT: 16 N: -1308.0173 E: 225.6002  
N10°23'35"W DIST: 500.00  
PT: 17 N: -816.2207 E: 135.4002  
N74°44'26"W DIST: 79.75  
PT: 18 N: -795.2312 E: 58.4619  
N14°30'42"W DIST: 227.49  
PT: 19 N: -574.9989 E: 1.4581  
N0°08'43"W DIST: 575.00  
PT: 20 N: -0.0008 E: 0.0002

CLOSING BEARING/DISTANCE: N11°00'17"W DIST: 0.0008

MISCLOSURE: N: -0.0008 E: 0.0002

AREA: 23.741 ACRES



REFERENCE SURVEY VOL. D

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(TRACT A) (23.741A)

"2020"

**KOEHLER SURVEYING, INC.**  
**P.O. BOX 28**  
**UPPER SANDUSKY, OHIO 43351**  
**(419) 294-5388**

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**LEGAL DESCRIPTION OF A 5.478 ACRE PARCEL  
FOR DARREL WALTON**

Being a parcel of land situated in part of the Southwest Quarter of Section 28, T-2-S, R-15-E, Eden Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found monument box marking the west quarter post of said Section 28 and the centerline of County Highway 330;

thence on an assumed bearing of N 89° 44' 35" E along the east-west half section line of said Section 28 and the centerline of said County Highway 330 a distance of 40.00 feet to a set MAG nail and being the **POINT OF BEGINNING** of the hereinafter described parcel, referenced by a set iron rod situated S 00° 08' 43" E a distance of 55.00 feet;

thence continuing N 89° 44' 35" E along the east-west half section line of said Section 28 and the centerline of said County Highway 330 a distance of 415.00 feet to a set MAG nail, referenced by a set iron rod situated S 00° 08' 43" E a distance of 55.00 feet;

thence S 00° 08' 43" E on a line a distance of 575.00 feet to a set iron rod, passing the aforementioned set iron rod a distance of 55.00 feet;

thence S 89° 44' 35" W on a line a distance of 415.00 feet to a set iron rod;

thence N 00° 08' 43" W on a line a distance of 575.00 feet to the **POINT OF BEGINNING**, passing a set iron a distance of 520.00 feet.

Containing in all 5.478 acres of land, more or less, of which 0.524 acre, more or less, is currently contained within highway right-of-ways. The above described property being subject to all legal highways and easements of record.

Bearings are assumed and are for angular measurement only.

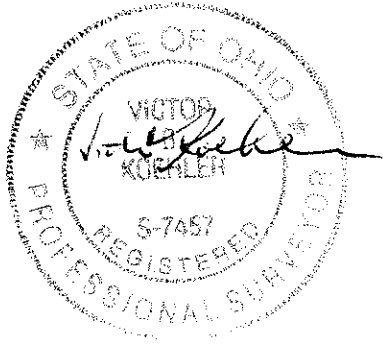
All set iron rods are 5/8" diameter with personalized plastic caps.

This legal description is based upon a survey performed by Victor B. Koehler, P.S. #7457, in December 2020.

REFERENCE SURVEY VOL. P  
PAGE 653 IN THE TAX MAP OFFICE  
**(TRACT 1) (5.478 A)**  
**"2020"**

Prior Deed References – OR 213, Page 941

20170-S Tract 1



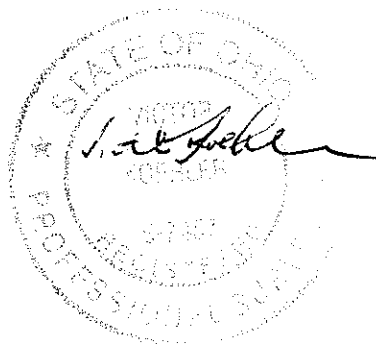


PT: 1 N: 0.0000 E: 0.0000  
N89°44'35"E DIST: 415.00  
PT: 2 N: 1.8611 E: 414.9958  
S0°08'43"E DIST: 575.00  
PT: 3 N: -573.1371 E: 416.4538  
S89°44'35"W DIST: 415.00  
PT: 4 N: -574.9982 E: 1.4580  
N0°08'43"W DIST: 575.00  
PT: 5 N: 0.0000 E: 0.0000

CLOSING BEARING/DISTANCE: N00°00'00"E DIST: 0.0000

MISCLOSURE: N: 0.0000 E: 0.0000

AREA: 5.478 ACRES



REFERENCE SURVEY VOL. D

PAGE 653 IN THE TAX MAP OFFICE

(TRACT 1) (5.478A)

" 2020 "

**KOEHLER SURVEYING, INC.**  
**P.O. BOX 28**  
**UPPER SANDUSKY, OHIO 43351**  
**(419) 294-5388**

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**LEGAL DESCRIPTION OF A 109.619 ACRE PARCEL  
FOR DARREL WALTON**

Being a parcel of land situated in part of the Southwest Quarter of Section 28 and the Northwest Quarter of Section 33, T-2-S, R-15-E, Eden Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found monument box marking the west quarter post of said Section 28 and the centerline of County Highway 330 and being the **POINT OF BEGINNING** of the hereinafter described parcel, referenced by a found iron rod situated S 00° 08' 43" E a distance of 54.23 feet;

thence on an assumed bearing of N 89° 44' 35" E along the east-west half section line of said Section 28 and the centerline of said County Highway 330 a distance of 40.00 feet to a set MAG nail, referenced by a set iron rod situated S 00° 08' 43" E a distance of 55.00 feet;

thence S 00° 08' 43" E on a line a distance of 575.00 feet to a set iron rod, passing the aforementioned set iron rod a distance of 55.00 feet;

thence N 89° 44' 35" E on a line a distance of 415.00 feet to a set iron rod;

thence S 14° 30' 42" E on a line a distance of 227.49 feet to a point within the banks of Indian Run, referenced by a set iron rod situated S 14° 30' 42" E a distance of 50.00 feet;

thence S 74° 44' 26" E on a line a distance of 79.75 feet to a point within the banks of Indian Run, referenced by a set iron rod situated S 66° 56' 33" W a distance of 70.00 feet;

thence S 10° 23' 35" E on a line a distance of 500.00 feet to a point within the banks of Indian Run, referenced by a set iron rod situated S 18° 21' 44" E a distance of 70.00 feet;

thence S 65° 40' 21" E on a line a distance of 87.18 feet to a point within the banks of Indian Run, referenced by a set iron rod situated S 61° 59' 40" W a distance of 65.00 feet;

REFERENCE SURVEY VOL. 4  
PAGE 653 IN THE TAX MAP OFFICE  
**(TRACT 2)(109.619A)**  
**"2020"**

thence S 04° 48' 19" E on a line a distance of 197.86 feet to a point on or near the centerline of Broken Sword Creek, referenced by a set iron rod situated N 70° 00' 00" W a distance of 30.00 feet;

thence N 50° 03' 34" E on or near the centerline of said Broken Sword Creek a distance of 224.11 feet to a point, referenced by a set iron rod situated N 24° 00' 00" W a distance of 45.00 feet;

thence N 83° 21' 39" E on or near the centerline of said Broken Sword Creek a distance of 425.09 feet to a point, referenced by a set iron rod situated N 24° 42' 41" E a distance of 60.00 feet;

thence N 59° 37' 46" E on or near the centerline of said Broken Sword Creek a distance of 143.12 feet to a point, referenced by a set iron rod situated S 79° 42' 58" W a distance of 100.00 feet;

thence N 18° 19' 56" E on or near the centerline of said Broken Sword Creek a distance of 214.13 feet to a point, referenced by a set iron rod situated N 72° 35' 27" W a distance of 45.00 feet;

thence N 12° 59' 07" E on or near the centerline of said Broken Sword Creek a distance of 184.27 feet to a point, referenced by a set iron rod situated N 78° 54' 02" W a distance of 45.00 feet;

thence N 10° 45' 27" E on or near the centerline of said Broken Sword Creek a distance of 269.74 feet to a point marking the south line of a parcel of land now or formerly owned by S. & S. Ogg, referenced by a found iron rod situated S 89° 44' 35" W a distance of 100.00 feet;

thence N 89° 44' 35" E along said S. & S. Ogg parcel a distance of 123.31 feet to point, referenced by a found iron rod situated N 00° 15' 25" W a distance of 32.76 feet;

thence S 55° 37' 22" E along the south line of said S. & S. Ogg parcel a distance of 54.21 feet to a point, referenced by a found iron rod situated N 35° 20' 01" W a distance of 77.68 feet;

thence N 72° 30' 19" E along the south line of said S. & S. Ogg parcel a distance of 61.22 feet to a point, referenced by a found iron rod situated N 12° 07' 08" W a distance of 44.00 feet;

thence N 35° 01' 55" E along the south line of said S. & S. Ogg parcel a distance of 88.65 feet to a point, referenced by a found iron rod situated S 63° 48' 48" W a distance of 67.00 feet;

thence N 60° 03' 56" E along the south line of said S. & S. Ogg parcel a distance of 75.88 feet to a point marking the west line of a parcel of land now or formerly owned by L. Markley, Trustee, referenced by a found iron rod situated N 00° 15' 25" W a distance of 43.92 feet;

thence N 81° 19' 01" E along the south line of said L. Markley, Trustee parcel and a parcel of land now or formerly owned by J. & R. Caudill and a parcel of land now or formerly owned by P. St. George and on or near the centerline of said Broken Sword Creek a distance of 655.16 feet to a point marking the north-south half section line of said Section 28, referenced by a found iron rod situated N 00° 00' 26" W a distance of 68.71 feet;

thence S 00° 00' 26" E along the north-south half section line of said Section 28 a distance of 2198.77 feet to found iron rod marking the south post of said Section 28;

thence S 89° 53' 03" W along the south line of said Section 28 and the north line of said Section 33 a distance of 659.40 feet to a set iron rod marking a corner of a parcel of land now or formerly owned by Trigo Inc.;

thence S 00° 15' 31" E along said Trigo Inc. parcel a distance of 2606.60 feet to a found iron rod marking the north line of a parcel of land now or formerly owned by the State of Ohio;

thence S 89° 33' 05" W along said State of Ohio parcel a distance of 24.75 feet to a found iron rod marking a corner of a parcel of land now or formerly owned by D. Gregg, Etux.;

thence N 00° 15' 31" W along said D. Gregg, Etux. parcel a distance of 2606.75 feet to a set iron rod marking the south line of said Section 28 and the north line of said Section 33;

thence S 89° 53' 03" W along the south line of said Section 28 and the north line of said Section 33 a distance of 1953.46 feet to a found stone marking the common corners of Section 28, Section 29, Section 32 and Section 33, Eden Township;

thence N 00° 08' 43" W along the west line of said Section 28 and the east line of said Section 29 a distance of 2632.25 feet to the **POINT OF BEGINNING**, passing found iron rods at distances of 658.06 feet and 2578.02 feet respectively.

Containing in all 109.619 acres of land, more or less, of which 0.051 acre, more or less, is currently contained within highway right-of-ways. The above described property being subject to all legal highways and easements of record.

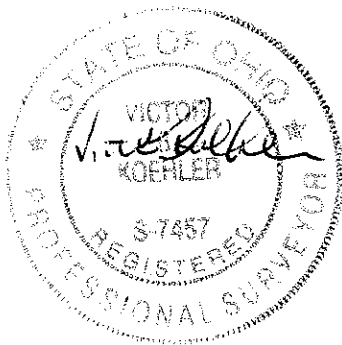
Bearings are assumed and are for angular measurement only.

All set iron rods are 5/8" diameter with personalized plastic caps.

This legal description is based upon a survey performed by Victor B. Koehler, P.S. #7457, in December 2020.

Prior Deed References – OR 213, Page 941

20170-S      Tract 2



PT: 1 N: 0.0000 E: 0.0000  
 N89°44'35"E DIST: 40.00  
 PT: 2 N: 0.1794 E: 39.9996  
 S0°08'43"E DIST: 575.00  
 PT: 3 N: -574.8188 E: 41.4576  
 N89°44'35"E DIST: 415.00  
 PT: 4 N: -572.9577 E: 456.4534  
 S14°30'42"E DIST: 227.49  
 PT: 5 N: -793.1900 E: 513.4572  
 S74°44'26"E DIST: 79.75  
 PT: 6 N: -814.1794 E: 590.3955  
 S10°23'35"E DIST: 500.00  
 PT: 7 N: -1305.9761 E: 680.5955  
 S65°40'21"E DIST: 87.18  
 PT: 8 N: -1341.8901 E: 760.0344  
 S4°48'19"E DIST: 197.86  
 PT: 9 N: -1539.0546 E: 776.6090  
 N50°03'34"E DIST: 224.11  
 PT: 10 N: -1395.1777 E: 948.4366  
 N83°21'39"E DIST: 425.09  
 PT: 11 N: -1346.0304 E: 1370.6760  
 N59°37'46"E DIST: 143.12  
 PT: 12 N: -1273.6703 E: 1494.1561  
 N18°19'56"E DIST: 214.13  
 PT: 13 N: -1070.4076 E: 1561.5056  
 N12°59'07"E DIST: 184.27  
 PT: 14 N: -890.8498 E: 1602.9112  
 N10°45'27"E DIST: 269.74  
 PT: 15 N: -625.8502 E: 1653.2589  
 N89°44'35"E DIST: 123.31  
 PT: 16 N: -625.2973 E: 1776.5677  
 S55°37'22"E DIST: 54.21  
 PT: 17 N: -655.9063 E: 1821.3093  
 N72°30'19"E DIST: 61.22  
 PT: 18 N: -637.5025 E: 1879.6975  
 N35°01'55"E DIST: 88.65  
 PT: 19 N: -564.9130 E: 1930.5855  
 N60°03'56"E DIST: 75.88  
 PT: 20 N: -527.0482 E: 1996.3429  
 N81°19'01"E DIST: 655.16  
 PT: 21 N: -428.1397 E: 2643.9938  
 S0°00'26"E DIST: 2198.77  
 PT: 22 N: -2626.9097 E: 2644.2710  
 S89°53'03"W DIST: 659.40  
 PT: 23 N: -2628.2428 E: 1984.8723  
 S0°15'31"E DIST: 2606.60  
 PT: 24 N: -5234.8163 E: 1996.6375  
 S89°33'05"W DIST: 24.75  
 PT: 25 N: -5235.0100 E: 1971.8883  
 N0°15'31"W DIST: 2606.75  
 PT: 26 N: -2628.2866 E: 1960.1224  
 S89°53'03"W DIST: 1953.46  
 PT: 27 N: -2632.2359 E: 6.6664  
 N0°08'43"W DIST: 2632.25  
 PT: 28 N: 0.0057 E: -0.0078

CLOSING BEARING/DISTANCE: S54°04'23"E DIST: 0.0097

MISCLOSURE: N: 0.0057 E: -0.0078

AREA: 109.619 ACRES



REFERENCE SURVEY VOL. D  
 PAGE 653 IN THE TAX MAP OFFICE

(TNACT 2)(109.619A)

"2020"

**KOEHLER SURVEYING, INC.**  
**P.O. BOX 28**  
**UPPER SANDUSKY, OHIO 43351**  
**(419) 294-5388**

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**LEGAL DESCRIPTION OF A 5.010 ACRE PARCEL  
FOR DARREL WALTON**

Being a parcel of land situated in part of the Northeast Quarter of Section 32, T-2-S, R-15-E, Eden Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found MAG nail marking the east quarter post of said Section 32 and the centerline of County Highway 182, referenced by a found iron rod situated N 00° 52' 54" W a distance of 75.00 feet;

thence on an assumed bearing of N 00° 11' 11" W along the east line of said Section 32 and the west line of said Section 33 a distance of 75.00 feet to a point marking the north line of a parcel of land now or formerly owned by the State of Ohio and being the **POINT OF BEGINNING** of the hereinafter described parcel, referenced by a found iron rod situated S 89° 30' 37" W a distance of 0.91 feet;

thence S 89° 30' 37" W along the north line of said State of Ohio parcel a distance of 245.00 feet to a set iron rod, passing the aforementioned found iron rod a distance of 0.91 feet;

thence N 00° 11' 11" W on a line a distance of 891.42 feet to a set iron rod;

thence N 89° 48' 49" E on a line a distance of 245.00 feet to a set iron rod marking the east line of said Section 32 and the west line of said Section 33;

thence S 00° 11' 11" E along the east line of said Section 32 and the west line of said Section 33 a distance of 890.12 feet to the **POINT OF BEGINNING**.

Containing in all 5.010 acres of land, more or less. The above described property being subject to all legal highways and easements of record.

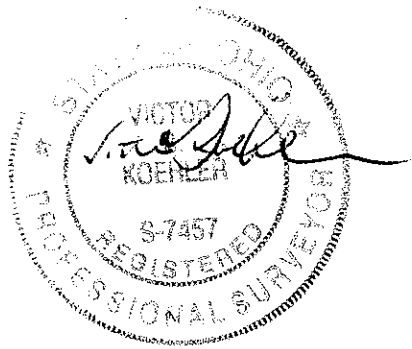
Bearings are assumed and are for angular measurement only.

All set iron rods are 5/8" diameter with personalized plastic caps.

This legal description is based upon a survey performed by Victor B. Koehler, P.S. #7457, in December 2020.

Prior Deed References – OR 213, Page 941

20170-S      Tract 3



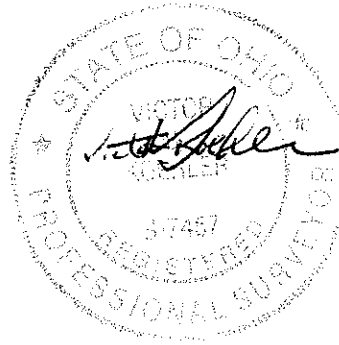


PT: 1 N: 0.0000 E: 0.0000  
S89°30'37"W DIST: 245.00  
PT: 2 N: -2.0941 E: -244.9911  
N0°11'11"W DIST: 891.42  
PT: 3 N: 889.3212 E: -247.8909  
N89°48'49"E DIST: 245.00  
PT: 4 N: 890.1182 E: -2.8922  
S0°11'11"E DIST: 890.12  
PT: 5 N: 0.0029 E: 0.0034

CLOSING BEARING/DISTANCE: S49°17'01"W DIST: 0.0045

MISCLOSURE: N: 0.0029 E: 0.0034

AREA: 5.010 ACRES



REFERENCE SURVEY VOL. D

PAGE 653 IN THE TAX MAP OFFICE

(TRACT3)(S.OIA)  
"2020"